

**DRAFT STATEMENT OF PROCEEDINGS FOR THE
REGULAR MEETING OF THE
CITY OF COMPTON OVERSIGHT BOARD**

**CITY OF COMPTON
CITY COUNCIL CHAMBERS
205 SOUTH WILLOWBROOK AVENUE
COMPTON, CA 90220**

Wednesday, October 15, 2014

10:00 AM

I. CALL TO ORDER

Chair Sanchez called the meeting to order at 10:32 a.m.

II. ROLL CALL

Estevan Padilla, Oversight Board staff, called roll.

Present: Chair Jesenia Sanchez, Board Member Alejandro Alvarez, Board Member Dr. Keith Curry and Board Member Jose Martinez

Absent: Vice Chair Sweet Alice Harris and Board Member Harold C. Williams

Vacancies: County Appointee

III. ADMINISTRATIVE MATTERS

- 1.** Approval of minutes from the Special Meeting of September 25, 2013. (Item was continued from the April 16, 2014 Regular Meeting). (14-1695)

On motion of Board Member Curry, seconded by Board Member Alvarez, duly carried by the following vote, the Board approved the Special Meeting minutes of September 25, 2013.

Ayes: 4 - Chair Sanchez, Board Member Alvarez, Board Member Curry and Board Member Martinez

Absent: 2 - Vice Chair Harris and Board Member Williams

Vacancies: 1 - County Appointee

Attachments: [SUPPORTING DOCUMENT](#)

2. Approval of minutes from the Special Meeting of February 27, 2014. (Item was continued from the April 16, 2014 Regular Meeting). (14-1696)

On motion of Board Member Curry, seconded by Board Member Alvarez, duly carried by the following vote, the Board approved the Special Meeting minutes of February 27, 2014.

Ayes: 4 - Chair Sanchez, Board Member Alvarez, Board Member Curry and Board Member Martinez

Absent: 2 - Vice Chair Harris and Board Member Williams

Vacancies: 1 - County Appointee

Attachments: [SUPPORTING DOCUMENT](#)

3. Approval of minutes from the Special Meeting of March 12, 2014. (Item was continued from the April 16, 2014 Regular Meeting). (14-1697)

On motion of Board Member Curry, seconded by Board Member Alvarez, duly carried by the following vote, the Board approved the Special Meeting minutes of March 12, 2014.

Ayes: 4 - Chair Sanchez, Board Member Alvarez, Board Member Curry and Board Member Martinez

Absent: 2 - Vice Chair Harris and Board Member Williams

Vacancies: 1 - County Appointee

Attachments: [SUPPORTING DOCUMENT](#)

4. Approval of minutes from the Regular Meeting of August 20, 2014. (14-4637)

On motion of Board Member Curry, seconded by Board Member Alvarez, duly carried by the following vote, the Board approved the Regular Meeting minutes of August 20, 2014.

Ayes: 4 - Chair Sanchez, Board Member Alvarez, Board Member Curry and Board Member Martinez

Absent: 2 - Vice Chair Harris and Board Member Williams

Vacancies: 1 - County Appointee

Attachments: [SUPPORTING DOCUMENTS](#)

5. Approval of minutes from the Special Meeting of October 1, 2014. (14-4638)

On motion of Board Member Curry, seconded by Board Member Alvarez, duly carried by the following vote, the Board approved the Special Meeting minutes of October 1, 2014.

Ayes: 4 - Chair Sanchez, Board Member Alvarez, Board Member Curry and Board Member Martinez

Absent: 2 - Vice Chair Harris and Board Member Williams

Vacancies: 1 - County Appointee

Attachments: [SUPPORTING DOCUMENTS](#)

IV. DISCUSSION

6. Update on the Long Range Property Management Plan (LRPMP). (14-4635)

Dr. Kofi Sefa Boakye, Director of Community Development, presented a draft Long Range Property Management Plan (LRPMP) to the Board in efforts to provide detailed information regarding the Successor Agency's status in the dissolution of property. Once the Successor Agency resolves their compliance issues with the Department of Finance (DOF) and receives their Finding of Completion (FOC), the Successor Agency will be able to move forward with submitting an Oversight Board approved LRPMP to the DOF. Dr. Kofi informed the Board there are four categories which the Successor Agency must link each property to. For example, retention of property for governmental use, future development, sale of property, or sale of property to fulfill enforceable obligations. However, before the Board can take action on the item, the Successor Agency reiterated that a few issues with the DOF must be addressed, such as the City's payment to the State of California for public parks which were purchased by the City of Compton and a Liability Insurance issue.

Dr. Kofi further explained there are over forty properties the Successor Agency has in their inventory. Board Member Curry questioned if the Successor Agency had a plan in place for the property located at 14904 South Central Avenue. Dr. Kofi indicated the property is a nine acre site with plans to merge the property with another in an attempt to form a large retail and commercial development. Board Member Alvarez questioned why was there such a significant decline from the initial purchase price of the property in comparison to the latest assessed sale price. Board Member Alvarez also questioned the sale of the properties and the distribution of the proceeds from each sale.

Dr. Kofi clarified that the proceeds from the sale of the properties will be distributed among the taxing entities. According to Harold Duffy, Successor Agency Executive Director, the actual value of 14904 South Central Avenue is based on future developments planned for the site. Mr. Duffy indicated the Successor Agency is willing to conduct an appraisal of the properties before their sale in efforts to ensure fair market value is attained.

Attachments: [SUPPORTING DOCUMENTS](#)

V. MISCELLANEOUS

- 7.** Public Comments (Opportunity for Members of the Public to Address the Board on Items of Interest that are within the Jurisdiction of the Board). (14-4630)

There were none.

- 8.** Chair and Board Member Comments. (14-4631)

There were none.

- 9.** Matters not on the Posted Agenda (to be Presented and Placed on the Agenda of a Future Meeting). (14-4632)

There were none.

- 10.** Adjournment of the Regular Meeting of October 15, 2014. (14-4634)

The meeting adjourned at 10:56 a.m.